

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

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www.knoxmpc.org

File Number: 1-S-05-RZ **Related File Number:**
Application Filed: 12/13/2004 **Date of Revision:**
Applicant: KISHANRAO MOTHERAMGARI
Owner:

PROPERTY INFORMATION

General Location: Northwest side Old Cedar Bluff Rd., northeast of N. Cedar Bluff Rd.
Other Parcel Info.:
Tax ID Number: 108 O F 003, 004 **Jurisdiction:** County
Size of Tract: 1.06 acres
Accessibility: Access is via Old Cedar Bluff Rd., a four land major collector street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Billboard and retail development **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This undeveloped site is within a PC zoned area that has developed with retail and mini-storage facilities except for these two lots.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: Property was zoned PC in the late 1970's.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: **No. of Lots Approved:** 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE CA (General Business) zoning

Staff Recomm. (Full): CA zoning would be consistent with the adjacent CA zoning and other CA zoned sites to the east and west that have been rezoned since this PC zoning was placed on this property. The sector plan proposes commercial use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. CA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. CA is a logical extension of zoning from the west.
3. Since the property is already zone PC and adjacent to both PC and CA commercial zoning, this rezoning proposal is reasonable.
4. These two lots are small for PC zoning under the current interpretation that the PC periphery boundary 50' building setback applies to interior lot lines within the development. The requested CA zone would permit the independent development of these lots without setback variances,

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve this site.
2. The proposal will have no impact on schools and a minimal impact on the street system.
3. The impact to adjacent properties will be minimal.
4. Rezoning from PC to CA removes the required MPC approval of a development plan prior to any construction, but given the CA zoning and built development surrounding the site, permitted CA development of the property would be appropriate.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest Sector Plan proposes Commercial, for the site, consistent with this rezoning proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request should not generate similar requests for CA zones in this area since the rest of the PC zoned area is already developed with commercial uses,

MPC Action: Approved

MPC Meeting Date: 1/13/2005

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 1/13/2005

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 3/28/2005

Date of Legislative Action, Second Reading: 4/25/2005

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied

Disposition of Case, Second Reading: Approved CA with condition

If "Other": Postponed 2/28/2005

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Reconsidered stipulating that deed restrictions be recorded prohibiting billboards

Effective Date of Ordinance: